OMB Approved No. 2900-0045 Respondent Burden: 12 minute

INSTRUCTIONS FOR PREPARATION OF VA REQUEST FOR DETERMINATION OF REASONABLE VALUE/HUD APPLICATION FOR PROPERTY APPRAISAL AND COMMITMENT

This form is a combined VA Request for Determination of Reasonable Value and HUD Application For Property Appraisal and Commitment. All entries must be typed.

Remove this instruction page and complete page 1 following the instructions below, using the reverse of this instruction page as a worksheet. After completion of page 1, detach page 2 for your records and forward the packet, together with any necessary exhibits, as instructed by either the HUD or VA office having justisdiction.

Since certain selected data from page 1 is transcribed onto the VA CRV (Certificate of Reasonable Value), we request that this form be carefully prepared. Incomplete submissions impede timely processing at the expense of both the Government and the requester.

This report is authorized by law (38 U.S.C. 3704(a) and 3710(b) or 12 U.S.C. 1709, as applicable). Failure to provide the information requested can result in rejection of the property as security for a loan.

VA-REQUIRED EXHIBITS TO BE SENT WITH APPLICATION

SALES CONTRACTS: In cases involving proposed construction or existing construction not previously occupied, a copy of the executed or proposed sales contract must be submitted or, if a previously approved form of contract is to be used, the approved contract code number may be shown in Item 37. In those cases in which a veteran is under contract, submission of the contract may be deferred until a loan application is received.

PROPOSED CONSTRUCTION: Complete working drawings, including plot plan, foundation or basement plans, plans of all floors, exterior elevations, exteriorgrade levels, sectional wall details, heating layout, individual well and septic system layout, and specifications on VA Form 26-1852, Description of Materials. (Consult local VA office for number of exhibit sets required.) This information is subject to reproduction by VA under 38 U.S.C. 3705 (b) and for storage purposes.

EXISTING CONSTRUCTION: 1. ALTERATIONS, IMPROVEMENTS OR REPAIRS—Complete drawings and specifications indicating the work to be done and its relation to the house, in the quantity required by the local VA office. 2. NOT PREVIOUSLY OCCUPIED AND CONSTRUCTION COMPLETED WITHIN 12 CALENDAR MONTHS-Contact local VA office for eligibility criteria and required exhibits.

HUD-REQUIRED EXHIBITS TO BE SENT WITH APPLICATION

HOUSES PROPOSED OR UNDER CONSTRUCTION

- 1. Complete Working Drawings*, in duplicate. (See additional instructions in HUD Handbook 4145.1, chapter 2):
 - (a) Plot plan with proper grading design
 (b) Foundation or basement plans
 (c) Floor plans and exterior elevations

 - Sectional wall details
 - (e) Fireplace and stair sections
 - *Not required if application is accompanied by a VA CRV.
- (f) Kitchen cabinet elevations and sections
- (g) Electrical and heating layout
 (h) Specifications on HUD Form 92005, Description of Materials
- Individual water supply and sewage disposal system design Additional exhibits may be required by local HUD office

- <u>Builder Certification**</u> will be completed, signed and attached to the cover sheet of the plans. Certificate must ensure that the construction exhibits comply with:
 - (a) Local, State or model code requirements as set forth in 24 CFR §200.926a,
 (b) HUD requirements contained in 24 CFR §200.926d, and

 - (c) Architectural exhibits in HUD Handbook 4145.1, chapter 2.
 - **Required on all applications even if accompanied by a VA CRV.
- <u>Master Conditional Commitment</u> (HUD Form 91322) may be submitted if 5 or more repeat cases are involved in a subdivision. Instructions are in HUD Handbook 4115.3. Refer to HUD Handbook 4145.1, chapter 2, for requirements on architectural exhibits.
- Sales Contract (VA CRV). In cases involving known borrowers, a copy of the sales contract and HUD Form 92900, Application for Mortgagor Approval, must be submitted with the application.

EXISTING HOUSES (Property must comply with HUD Handbook 4905.1)

- Proposed Additions. Complete drawings and specifications. (See Item 1 above)
- 2. Alterations. Describe minor improvements to the property and provide a sketch of the change.
- Individual Water Supply/Sewer System. If property has not been occupied for a full year since completion, working drawings must be submitted. (See Item 1 (i) above)

FORM ENTRIES

SECTION OF ACT: Insert section of the National Housing Act requested (HUD CASES ONLY).

AME, ADDRESS, AND ZIP CODE: Make sure to enter the ZIP code in all blocks which require an address entry.

LEGAL DESCRIPTION: Insert legal description. If necessary, attach 4 copies of a separate sheet showing the legal description.

TITLE LIMITATIONS: Enter known title exceptions. If none are known, enter "None." Include easements, special assessments, mandatory homeowners association membership, etc. Exceptions noted on this application will be considered in reasonable value. Attach separate sheet (4 copies) if necessary.

LOT DIMENSIONS: Show frontage X depth. If irregular, indicate dimensions of all perimeter lot lines (FOR HUD CASES, enter total square feet. For irregular lots, estimate square footage to nearest 1000 sq. ft.).

REMOVABLE EQUIPMENT: Personal property, such as furniture, drapes and rugs, will not be valued and may not be included in the loan. However, wall-to-wall carpeting may be included in value and also included in the loan.

BUILDING STATUS—SUBSTAN. REHAB.: Substantial rehabilitation should be indicated if the structure is substandard (dilapidated condition or lack of essential plumbing) and is to be rehabilitated with the proceeds of the loan being applied for. (APPLICABLE TO HUD CASES ONLY.)

CONSTRUCTION COMPLETED: Insert both month and year when property has been completed less than two years. If over two years old, insert year completed only.

COMMENTS ON SPECIAL ASSESSMENTS AND/OR HOME-OWNER ASSOCIATION CHARGES: Indicate special assess-ments which are now a lien or will become a lien. In the case of a planned unit development, condominium, or a mandatory membership homeowner association, indicate the current monthly or other periodic assessment.

MINERAL RIGHTS: If reserved, explain either in space shown as title exceptions or by separate page.

LEASEHOLD CASES: (Usually Hawaii or Maryland.) If property involves a leasehold, insert the ground rent per year and show whether the lease is for 99 years or renewable, whether it has previously been HUD or VA approved, and its expiration date. In VA cases, submit two copies of the lease agreement.

SALE PRICE: Enter proposed sale price except when application involves an individual owner-occupant building for himself/herself. In such cases, enter estimated cost of construction and the balance owed on the lot, if any. If refinancing, enter amount of proposed loan in Item 35.

CERTIFICATIONS FOR HUD SUBMISSIONS: Each application must be signed by an authorized official of the mortgagee under the Mortgagee's Certificate. In the case of an existing house, either the mortgagee, builder or seller may sign the Builder/Seller's Agreement. If proposed construction, the Builder/Seller's Agreement must be executed by the Builder or Seller.

NOTE: If title is not "fee simple," submit copies in duplicate of all pertinent legal data providing a full explanation of the title involved.

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 □ VA REQUEST FOR DETERMINATION OF REASONABLE VALUE (Real Estate) □ HUD APPLICATION FOR PROPERTY APPRAISAL AND COMMITMENT 												HUD Section of Act 1, CASE NUMBER					
2. PROPERTY ADDRESS (Include	ZIP code and c	county)		3. LEGA	L DESCR	IPTION				4.	TITLE	LIMITATIO	NS AND RE	STRICTIV	E COVE	NANTS:	
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5. NAME AND ADDRESS OF FIRE	OR PERSON	MAKING	REQUEST	APPLICATI	ON (Inclu	de ZIP code	•			6.	LOT DI	MENSIONS	:				
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BUILDING STATUS 3. UNDER CONSTRUCTION			ON	FABRICATED? B							0. OF	WASHE	13A, STRE	DISP.		STREET MAIN	
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14A. CONSTRUCTION WARRANT I. YES 2. NO (If "Y	es," complete		14B. NAM	E OF WARR	ANTY PR	OGRAM		14C, EXPIR	RATION	DATE (M	onth, da	y, year)	15. CONST	FR. COMPL	ETED (M		
16. NAME OF OWNER 17. PROPERTY: OCCUPIED BY NEVER VACANT OCCUPIED BY TENANT 18. RENT (If applic.)															T (If applic.)		
19. NAME OF OCCUPANT		20. TELEP	U ow	NER	ME OF BE	EVER CCUPIED ROKER		VAC	_	LEPHONE	Complet	e Item 18 als	o)	AVAILA	\$ BLE FOR	/MONT	
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28. PURCHASER'S NAME AND AD ●	DRESS (Comp	olete mailing	address, I	nclude ZIP co	ode.)		•				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	EQUA	L OPPORTI	JNITY IN I	HOUSING	;	
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	20. NEW 05	PROPOS	ED CONG	TRUCTIO	N		20.4										
A. COMPLIANCE INSPECTIONS W	29. NEW OR			B. PLANS	check one			AT CASE (If				NS SUBMIT			NDER CA	ASE NO.:	
D. NAME AND ADDRESS OF BUIL	DER	NONE MA	ADE	E, TELEPH	ST MISSION HONE NO.	<u> </u>	compl	ete Item 29C	:)		RANTO	R		IG. TEL	EPHONE	NO.	
30. COMMENTS ON SPECIAL ASSE	SSMENTS OF	HOMEOW	NERS ASS	OCIATION	31. ANI	NUAL REA	L ESTA	TE TAXES				R3 LEASE	HOLD CA	SES (Con	nlete if	innlicable)	
CHARGES \$								05004503			33. LEASEHOLD CAS				EXPIRES (Date)		
		32. MINERAL RIGHTS RESERVED? YES (Explain)							99 YEARS RENEWABLE				ANNUAL GROUND RENT				
34. SALE PRICE OF PROPERTY	34A, IS BU	YER PURC	HASING L	OT SEPARA		NO 35, RE	FINANC	ING-AMOU	INT OF	36, PR]	HUD/VA A		\$ 37, CON	FRACT N	UMBER	
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upon request by the mortgagee. It is further agreed and understo certify that the terms of the co	od that in sub	hmitting th	ne request	for a Firm	Commit	ment for r	nortaga	a incurance	the call	lar tha n	urahasa	r and tha h	nalsan inva	ملم من أسما	- 4	4:b11b	
BUILDER/SELLER'S AGREEM	es agreement. IENT: All Ho	ouses: The	undersig	ned agrees	to delive	r to the p	urchase	r a stateme	nt of ar	praised	value o	n Form HI	ID-92800	SR Propo	sed Cons	truction: The	
undersigned agrees, upon sale or in substantial conformity with t	he plans and	of title w	ithin one ions on w	year from	date of i	nitial occi	upancy,	to deliver	to the p	ourchaser	Form	HUD-9254	4, warrant	ing that the	ne house	is constructed	
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in accordance with the terms of t	he contract o	of sale.														•	
Signature of: Mortgag		Builder														19	
MORTGAGEE'S CERTIFICATE correct and complete.	: The unders	signed mor	tgagee ce	rtifies that	to the be	st of his/l	ner kno	wledge, all	stateme	nts made	in thi	s application	on and the	supporti	ng docum	nents are true,	
Signature and Title of Mortgage	Officer: X											Date				19	
On receipt of "Certificate of I	Reasonable Va	due" or adv	vice from					MISSION "Certificate			alue" v	rill not be in	sued we so	ree to for	vard to th	e appraiser	
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38, SIGNATURE OF PERSON AUTI				m oe) made		to FHA ap	proval f	or mortgage	insuran	ice on this		of proposed			ec. 41. DAT	E	
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42. DATE OF ASSIGNMENT				43. NAME C	F APPRA	ISER											
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